



January 10, 2023 Minutes

In Person Meeting Location:
Tifereth Israel Synagogue, 6660 Cowles Mountain Blvd
San Diego, CA 92119
navajoplanners@gmail.com
6:30 p.m.

Call to Order: September 13, 2023 @ 6:35 p.m.
By the Chair David Smith presiding: Welcome

Roll Call of Board Members:

	<u>Term Ends:</u>
VACANT	March 2023
Danny Fitzgerald (San Carlos)	March 2024
VACANT	March 2024
Tamar Caspi (San Carlos)	March 2023
Cory Lashell (Grantville)	March 2024
David Smith (Grantville)	March 2023
VACANT	March 2023
Tommas Golia (Grantville)	March 2024
Marilyn Reed (Allied Gardens)	March 2024
Shain Haug (Allied Gardens)	March 2023
Jessica Soto (Allied Gardens)	March 2023
Abel Santana (Del Cerro)	March 2023
Brian Gile (Del Cerro)	March 2023
John Hoy (Del Cerro)	March 2024
Lance Grucela (Del Cerro)	March 2024
Brian Woodhouse (Allied Gardens)	March 2024

0 -Absent

3 -Excused

8 in attendance of 11 members

Modifications to Agenda and Approval of the Agenda as Modified: Motion to approve Shain Haug, 2nd by Danny Fitzgerald, passes unanimously.

Approval of minutes from July 12, 2023: Motion to Approve Danny Fitzgerald, 2nd Shain Haug. Passes unanimously.

Approval of minutes from November 8, 2023: Danny Fitzgerald motion to approve, Lance Grucella 2nd motion, passes unanimously less abstention by Shain Haug

Public Comment on non-agenda items:

- Shain Haug: Difficulty of the board to find out what development is happening.
 - Investigated former Souplantation site on Mission Gorge. Found minimal information. Same with development on Del Cerro Blvd. DSD stonewalls this group and thinks the board should find way around DSD.
- Tamar Caspi: All People's Church was denied last night at City Council. Raul Campillo did a wonderful job arguing case. Noted that Campillo commented that the community was sophisticated group.
 - Nick Stein – Wanted to thank the group for first leadership step in the process to deny application of APC.
 - Lisa Stein – If they weren't going to take planning group recommendations seriously, why do we have these? Was good to see the city council listened to their recommendation.
 - Lance Grucella – Will not be here following the election. Urges group to keep the APC site from being a dense TPA site. Board needs to ensure that the site is something thoughtful and not cookie-cutter highly dense project. It could be worse than the church.
 - Shain Haug – Canyon to the west of Waring Road is similar to the APC site and Allied Gardens is expecting to have to fight a poorly planned development there.
- Kirk Riley – with Clean Air for Mission Gorge. Looking forward to working with us on the amendment to the CUP for Superior Ready Mix. Wants to extend the notification zone to be more than 300 ft. Wants Purpose and Intent of the CUP stated at top of document. The city sends contact information so that neighbors know who to reach out to when there is perceived compliance issue. SRM was working with the community to resolve plant barrier issue and fire issues, but then stopped communicating with the community. Some community members were not allowed into the recent SRM virtual meeting.
 - Shain Haug inquired about the Community Group involvement with the CUP process.

Chairperson closed public comment on non-agenda item

Elected and Public Officials' Reports:

Anthony Hackett, Sr Community Representative for Councilmember Raul Campillo, Council District 7

- Updated on what they are working on: All People's Church came before city council and permit was ultimately denied. Prop 1 – Campillo brought resolution to the City Council to support Newsome's measure on behavioral health crisis.

Supported by city council, law enforcement, and Mayor Gloria. Will expand community-based services, build supportive housing, provide treatment over incarceration, help homeless veterans, address shortage of mental health workers, will require strict accountability for county programs. Will be starting town hall meetings again to lay out plans for upcoming year. Feb 1, 2023 6pm at Allied Gardens rec center. Off leash dog park in AG park is underway. Land that is between the pool and the library. Still working on completion date and celebration.

Michael Simington – Chief of Staff to Councilperson Raul Campillo

- Regarding APC, without community engagement doesn't believe the council would have denied permit. Thanks board, Save Del Cerro, and Anthony Hackett. Campillo was not allowed through process 5 to take a position prior to meeting. Just issued end of year newsletter. Encourages board to look at it.
- San Carlos Library: State grant \$10MM – SD put forth two grant applications: San Carlos and Oak Park. Oak Park got the grant. City staff directed to look at scope reduction to cut costs. Exploring if they can phase the project. This is Councilman's #1 project priority. Still needs the \$5MM to keep the project moving forward. The previous grant decision is final. Possible other future grants, donors, philanthropic resources available.
- Danny Fitzgerald: We should have this as an agenda item at future meeting to fully discuss.
- Michael: 1st phase would entail: awarding design build contract, designing/permitting, mobilization, site grading, HazMat abatement, utilities at cost of \$10MM. They would still have to find the other \$5MM.
- Shain Haug: Agrees should be an agenda item. Would the library stay open during first phase of project? Answer: The library would stay open.
- Michael: City budget process concludes in June. Probably no update prior to then. \$1.5MM is what is currently available.
- Lance Grucella: Is the expectation that the city's 2025 budget will have more available funds? Seems less likely that the city will come up with funds.
- Tamar Caspi: This is a 30-year-old project.
- Danny Fitzgerald: Makes a point of order. This is in the public agenda part of meeting. Discussion should halt.
- Lance: Doesn't think it's inappropriate.
- Tamar Caspi: How did Mission Valley get a library?
- Michael: Mission Valley was built 25-20 years ago at a fraction of the cost of the San Carlos library. Probably DIF. Why did Oak Park get the grant? Answer: The grant favored lower income areas.
- Shain: You've got an idea of what we are looking for, but would like more in depth analysis.
- Michael: Most projects come from many different funding sources.
- John Hoy: Mission Valley Library was funded with development agreement with HG Fenton.
- David Smith: We will put on February agenda.

Directors Report

- David Smith, Chair Report:
 - Contacted by individuals regarding San Carlos fields light project that is not approved. Might come back to the board. SC Library 50th anniversary celebration is Saturday January 12 1-4pm. DIF report shows that the fund is \$3.5MM pending adjustment down to \$2.5MM. That \$5MM has been reserved. Still technically have \$8.5MM
 - Shain: Since Benjamin library is on the priority list, shouldn't it start showing up the facilities finance plan.
 - David: We gave recommendation, but not until city council passes budget in June will we know if it's approved CIP and will show up on the ledger. Conversations about administrative fees for DIF accounts.
 - Tamar Caspi: We were supposed to have new roads on College in 2023, it's 2024.
 - Anthony: It's on Mayor Gloria's Sexy Streets plan. Coming west on Navajo before PHHS will start to see some work starting.
- Brian Gile, Vice Chair:
 - The city is moving forward with Equity Forward looking to interview planning commissions and public overall to figure out what subsets of community are being underrepresented. New form coming out. Let's use the form so we are not determining what information we should ask. CPC voted to send letter to city in regards to DIF fees. There is an 8% lockbox DIF administrative fee. The letter questions the city where the money is being held and how it will be used.
 - Shain Haug: People seem to think they were supposed to be telling these things to a judge, but CPC says that it's the direction of the city.
 - Brian: Letter is to Todd Gloria and City council.
- David Smith: Will send out to group fully submitted Operating Procedures.

David Smith Concludes Director's Report

Action Item:

NCPI Election Sub-Committee

Approval/Modification of the drafted Annual Election Notice and Call for Candidates for the March 2024 board member elections.

- David Smith: Encourages promoting election to have a robust diverse planning group.

Motion to approve Tamar Caspi, 2nd by Danny Fitzgerald.

- Tamar Caspi: Discussion regarding moving meetings to second Thursday of the month. Lots of discussion around if number of available seats per community should be clearly stated on the Election Notice. Danny Fitzgerald: That seems

like something that should be on promotion material, but not the actual Election Notice. Brian Gile: If it doesn't matter should we add it? Shain Haug: Shain has already sent to mailing list of 300+ people. Question about the timing of the election period and the meeting. Discussion of the meeting time/election time by Tamar Caspi, Lance Grucella, Danny Fitzgerald. Agreement that we should do either online or in person voting, but not both. Further discussion of the meeting time/election time, and number of open seats in community on election notice by David Smith, Lance Grucella, Tamar Caspi, Shain Haug. Public Question: When do the seats end and the new one take over? Answer: next meeting is when the term ends. Danny Fitzgerald: Typically we form a committee to handle the election. Nominates Lance Grucella to chair the committee. Lance Grucella: Discusses his term since he was elected in a special election. David Smith 2nds nominating Lance as chair. David Smith: Encourages all to spread word and distribute Election Notice. Brian Gile volunteers to be on the election subcommittee

- David Smith: 501c5 Navajo Community Planners Inc reactivation. David has paid the \$20 to update SOS filing. Cory LaShell: Has also made efforts to contact FTB and determine cost to reactive license. Will continue efforts. David Smith: Could be a benefit. Would be good to figure out.
- David Smtih: Housing Package 2.0. Long debated housing bill. Will have a high impact for Grantville but not necessarily for the rest of the communities. If you have a 100 unit high rise in Bankers Hill, that developer can sell the affordable housing units to an affordable housing developer. As a land use body we should be aware. Shain Haug: Can see 10-15 years from now we create low income, no parking, limited resources developments in Grantville. David Smith: If they sell the units, they have to be built within 4 years. If not, the original developer has to reallocate the units back to affordable housing.
- David Smith: discussion on option to bring back virtual meetings monthly and reconvene quarterly. Wants to keep the digital/hybrid option on the table. Shain Haug: the Benjamin library has a great capability of virtual meetings. Constrained to 45-50 people in the room, but works well. David Smtih: Exec director of the Temple has asked to move our meetings to 2nd Thursday of the month. We have the ability per our bylaws. Shain Haug: asks about flexibility per bylaws. Answer: we have the ability.

Motion passes unanimously.

NCPI Sub-Committee Reports

SRM Sub-committee: Update on CUP Review and Planning Commission hearing date. City is going to do review of the CUP at the same time presenting findings of CUP to Planning Commission. With any amendment, community planning group will need to provide input. Cory LaShell: Should we have both parties come in and present their perspectives prior to voting. Lance Grucella: thinks that we have to do informational presentations and vote on the same day to ensure those that heard arguments would be the ones to vote. Several

discussions about the process to have informational presentations and vote in same meeting or subsequent meetings. David Smith: this could get drawn out for several meetings.

Community Group Reports:

- Allied Gardens/Grantville Community Council
 - Shain Haug: Thinks appropriate to have a Navajo Community Council. The energy of recent meetings has been discouraging. Wants to combine community council meetings. Next meeting is Feb 5, 2024.
- San Carlos Area Council
 - Holiday Party in December. Not as well attending when Mayor and Councilperson was there, but Sara Jacobs was there. New board members. Interest in having discussion about concept of Navajo Community Council.
- Mission Trails Regional Park Advisory Board
 - No report

Adjournment. At 8:15pm. The next meeting will be on February 14th, 2024 at Tifereth Israel Synagogue 6660 Cowles Mountain Blvd San Diego, CA 92119.

Meeting Calendar 2024:

February 14th, March 13th, April 10th, May 8th, June 12th, July 10th, (August silent subject to the requirement for call for a meeting), September 11th, October 9th, November 13th, (December dark subject to the requirement for call for a meeting)